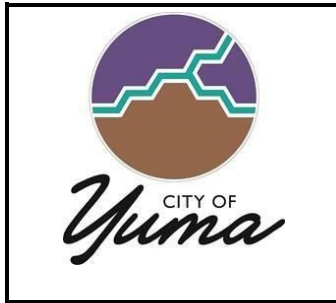


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on February 22, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda

**Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza Yuma, AZ
Monday, February 22, 2021, 4:30 p.m.**

COVID 19 ADVISORY

DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on February 22, 2021. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

A. CALL TO ORDER

- B. CONSENT CALENDAR** – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES -NONE

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS –

C. ACTION ITEMS-

C.1 SUBD-33187-2020: This is a request by Vianey Vega, on behalf of Arizona Housing Development Corporation, for approval of the final plat for the AHDC Magnolia Avenue Phase Two Subdivision. This subdivision will contain approximately 40,650 square feet, and is proposed to be divided into 6 residential lots, ranging in size from 5,649 square feet to 9,899 square feet. The property is located at the northeast corner of Magnolia Avenue and 5th Street, Yuma, AZ

C.2 SUBD-33293-2020: This is a request by Colvin Engineering, Inc., on behalf of Santana 142 RE Holdings, LLC, for approval of the preliminary plat for the Santana Subdivision, Units 1-4, proposed to be divided into 461 residential lots ranging in size from 6,102 square feet to 21,173 square feet. The property is located at the southeast corners of Avenue 7 ½ E and 36th Street, Yuma, AZ

D. PUBLIC HEARINGS – NONE

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

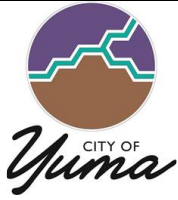
E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).



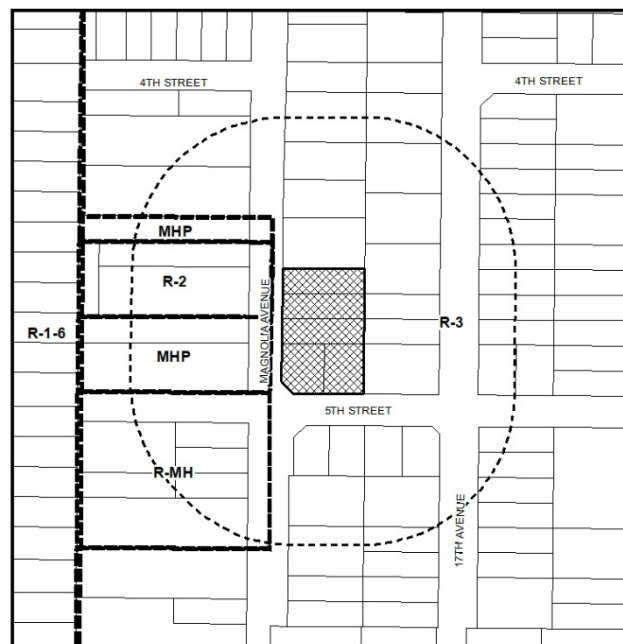
**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: ALYSSA LINVILLE**

Hearing Date: February 22, 2021 **Case Number:** SUBD-33187-2020

Project Description/Location: This is a request by Vianey Vega, on behalf of Arizona Housing Development Corporation, for approval of the final plat for the AHDC Magnolia Avenue Phase Two Subdivision. This subdivision will contain approximately 40,650 square feet, and is proposed to be divided into 6 residential lots, ranging in size from 5,649 square feet to 9,899 square feet. The property is located at the northeast corner of Magnolia Avenue and 5th Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	High Density Residential/Infill Overlay (R-3/IO)	Single-family residence(s); vacant	Low Density Residential; Medium Density Residential
North	High Density Residential/Infill Overlay (R-3/IO)	Multi-family residential	Low Density Residential
South	High Density Residential/Infill Overlay (R-3/IO)	Single-family residence(s)	Medium Density Residential
East	High Density Residential/Infill Overlay (R-3/IO)	Single-family residence(s); Multi-family residential	Low Density Residential; Medium Density Residential
West	Medium Density Residential/Infill Overlay (R-2/IO); Manufactured Housing Park/Infill Overlay (MHP/IO)	Mobile home park; vacant	Medium Density Residential

Location Map



Prior site actions: Subdivision: Savera Lot Split (July 25, 2018), TNNA Lot Split (July 25, 2018), ADHC Magnolia Avenue Phase Two Subdivision Preliminary Plat (December 14, 2020)

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the AHDC Magnolia Avenue Phase Two Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-33187-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the final plat, the Planning and Zoning Commission is authorizing the design of AHDC Magnolia Avenue Phase Two Subdivision for the property located at the northeast corner of Magnolia Avenue and 5th Street, subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: Historically, the properties served as a grove for citrus production; however, in recent years the properties were cleared, remaining vacant and undeveloped. In 2018, the vacant properties were split into five resulting parcels; one lot was split into two parcels and the other lot was split into three parcels. Then in 2020, three of the properties were each developed with a single-family residence. Now, with this request, the property owner is proposing to create a sixth lot.

The proposed subdivision will meet the intent and development standards outlined within the High Density Residential (R-3) District through the utilization of development incentives offered within the Infill Overlay (IO) District. One of the primary development incentives that will be utilized with this subdivision is the request to reduce the minimum lot size requirement from 6,000 square feet to 5,649 square feet. In addition, the following are some of the standards that will be required for development within the proposed subdivision:

1. The maximum lot coverage in the High Density Residential/Infill Overlay (R-3/IO) District shall be 60% of the lot area;
2. A minimum front yard setback of twenty feet;
3. A minimum side yard setback of five feet;
4. A minimum street side setback of ten feet;
5. A minimum rear yard setback of ten feet;
6. A maximum building height of forty feet; and
7. A requirement for each lot to provide two off-street parking spaces, appropriately located.

Neighbors within 300' were notified of the proposed development, none of which voiced any thoughts or concerns about the proposed development.

1. Does the subdivision comply with the zoning code and the zoning district development standards?
Yes.

2. Does the subdivision comply with the subdivision code requirements?

Yes.

Standard	Subdivision						Conforms				
Lot Size	Minimum:	5,649 SF		Maximum:	9,899 SF		Yes	X	No		
Lot Depth	Minimum:	99 FT		Maximum:	250 FT		Yes	X	No		
Lot Width/Frontage	Minimum:	50 FT		Maximum:	68 FT		Yes	X	No		
Setbacks	Front:	20 FT		Rear:	10 FT		Side:	5 FT			
District Size	.93		Acres					Yes	X	No	
Density	6.4		Dwelling units per acre					Yes	X	No	
Issues:											

Requirements	Conforms						
General Principles	Yes	X	No		N/A		
Streets	Conforms						
Circulation	Yes	X	No		N/A		
Arterial Streets	Yes		No		N/A	X	
Existing Streets	Yes	X	No		N/A		
Cul-de-sacs	Yes		No		N/A	X	
Half Streets	Yes		No		N/A	X	
Stub Streets	Yes		No		N/A	X	
Intersections	Yes	X	No		N/A		
Easements	Yes	X	No		N/A		
Dimensional Standards	Yes	X	No		N/A		
Issues: None							
Blocks	Conforms						
Length	Yes		No		N/A	X	
Irregular Shape	Yes		No		N/A	X	
Orientation to Arterials	Yes		No		N/A	X	
Business or Industrial	Yes		No		N/A	X	
Issues: None							
Lots	Conforms						
Minimum Width	Yes	X	No		N/A		
Length and Width Ratio	Yes	X	No		N/A		
Fronting on Arterials	Yes		No		N/A	X	
Double Frontage	Yes		No		N/A	X	
Side Lot Lines	Yes	X	No		N/A		
Corner Lots	Yes	X	No		N/A		
Building Sites	Yes	X	No		N/A		
Street Frontage	Yes	X	No		N/A		
Issues: None							

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Yes.

Land Use Element:	
Land Use Designation:	Low Density Residential and Medium Density Residential

Issues:		None									
Historic District:	Brinley Avenue		Century Heights				Main Street			None	X
Historic Buildings on Site:		Yes		No	X						
Transportation Element:											
FACILITY PLANS											
TRANSPORTATION MASTER PLAN		Planned	Existing	Gateway	Scenic	Hazard	Truck				
Magnolia Avenue – 2-Lane Collector		40 FT H/W ROW	40 FT H/W ROW								
5 th Street – Local Street		29 FT H/W ROW	30 FT H/W ROW								
Bicycle Facilities Master Plan		Magnolia Avenue: Existing Bike Route									
YCAT Transit System		N/A									
Issues:		None									
Parks, Recreation and Open Space Element:											
Parks and Recreation Facility Plan											
Neighborhood Park:	Existing: Kiwanis Park			Future: Kiwanis Park							
Community Park:	Existing: Carver Park			Future: Carver Park							
Linear Park:	Existing: East Main Canal Linear Park			Future: East Main Canal Linear Park							
Issues:		None									
Housing Element:											
Special Need Household:		N/A									
Issues:		None									
Redevelopment Element:											
Planned Redevelopment Area:		None									
Adopted Redevelopment Plan:		North End:			Carver Park:		X	None:			
Conforms:		Yes	X	No							
Conservation, Energy & Environmental Element:											
Impact on Air or Water Resources		Yes		No		N/A					
Renewable Energy Source		Yes		No		N/A					
Issues:		None									
Public Services Element:											
<u>Population Impacts</u> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation			
		<i>Single Family</i>									
		Proposed	Per Unit		Officers	GPD	AF	GPD			
		6	2.8	17	0.03	5,040	5.6	1,680			
Fire Facilities Plan:		Existing: Fire Station No. 1				Future: Fire Station No. 1					
Water Facility Plan:		Source:	City	X	Private		Connection		10" PVC		
Sewer Facility Plan:		Treatment:	City	X	Septic		Private		10" PVC		
Issues:		None									
Safety Element:											

Flood Plain Designation:	Flood Zone X	Liquefaction Hazard Area:	Yes		No	X
Issues:	None					
Growth Area Element:						
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.	
	North End		Pacific Ave & 8 th St		Estancia	None X
Issues:	None					

4. Does the subdivision comply with the conditions of the rezoning?

N/A

5. Does the subdivision comply with the conditions of the preliminary plat?

Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

Public Comments Received: None Received.

External Agency Comments: See Attachment F.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: February 11, 2021

Final staff report delivered to applicant on: February 16, 2021

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: 02/11/2021
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E	F	G
Preliminary Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Preliminary Plat Conditions	Agency Notifications	Agency Comments	Aerial Photo

Prepared By:

Alyssa Linville,
Assistant Director of
Community Development

Date: February 12, 2021

Alyssa.linville@yumaaz.gov (928)373-5000, ext. 3037

**ATTACHMENT A
FINAL PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:

6. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Magnolia Avenue. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

Community Planning Conditions: Alyssa Linville, Assistant Director of Community Development (title), (928) 373-5000, ext. 3037

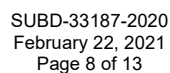
7. A time frame of build-out for the subdivision shall be submitted to the Yuma School District to enable the districts to adequately plan for future school facilities.
8. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60)

calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.

9. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

(4TH STREET ALIGNMENT)



[illegible]

ATTACHMENT D
PRELIMINARY PLAT CONDITIONS

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - d. pay to cross the easement to reach any structure on the lot;
 - e. prevent the utilities from providing service to any structure on a lot; or
 - f. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:

6. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Magnolia Avenue. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

Community Planning Conditions: Alyssa Linville, Assistant Director of Community Development, (928) 373-5000, ext. 3037:

7. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT E
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** (01/28/21)
- **300' Vicinity Mailing:** (01/04/21)
- **34 Commenting/Reviewing Agencies noticed:** (01/07/21)
- **Site Posted on:** (01/15/21)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (02/22/21)
- **Comments due:** (01/18/21)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	01/06/21		X	X
Yuma County Planning & Zoning	Yes	01/12/21		X	X
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	01/06/21	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	Yes	01/06/21	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	NR				
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	01/11/21	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT F
AGENCY COMMENTS



COMMENT



NO COMMENT

Enter comments below:

- Water rights for Serial No. S-1585-160 & -163 will need to be converted. Please refer to the attached Water Conversion form. We can begin to process the water conversion(s) as soon as we receive the filled out form(s).

DATE: 1/6/21 NAME: Omar Peñuñuri TITLE: Sr. Eng. Lands & ROW
AGENCY: YCWUA
PHONE: 928-627-8824
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov



COMMENT



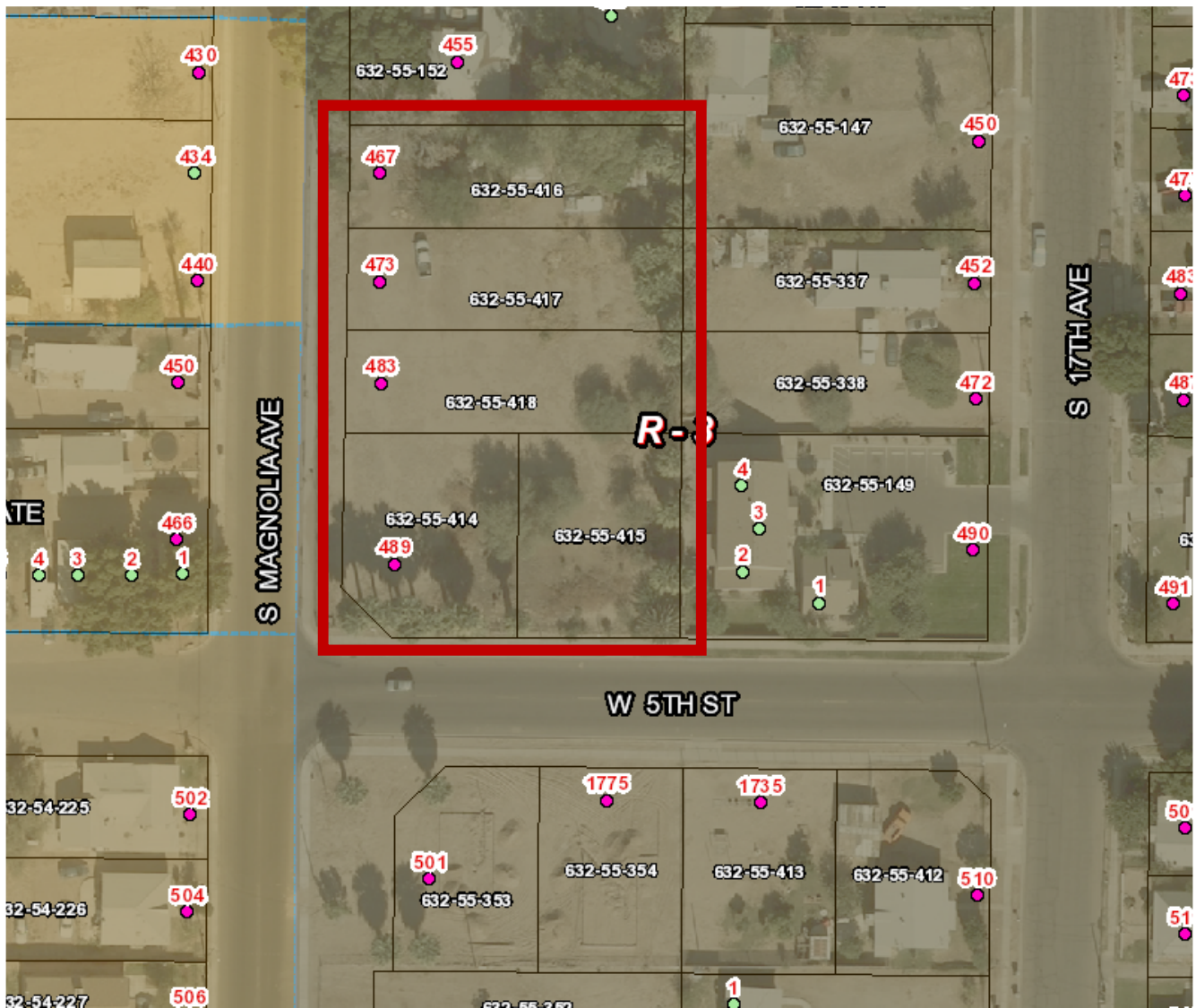
NO COMMENT

Enter comments below:

Flag lots should be discouraged in new subdivisions. Flag lots could pose a challenge when looking for some degree of uniformity in the building setback line. Flag lots could also make it more difficult for E911 emergency personnel to access the dwelling unit in an emergency.

DATE: 1/12/21 NAME: Juan Leal Rubio TITLE: Senior Planner
AGENCY: Yuma County Department of Development Services
PHONE: 928-817-5176
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

ATTACHMENT G
AERIAL PHOTO





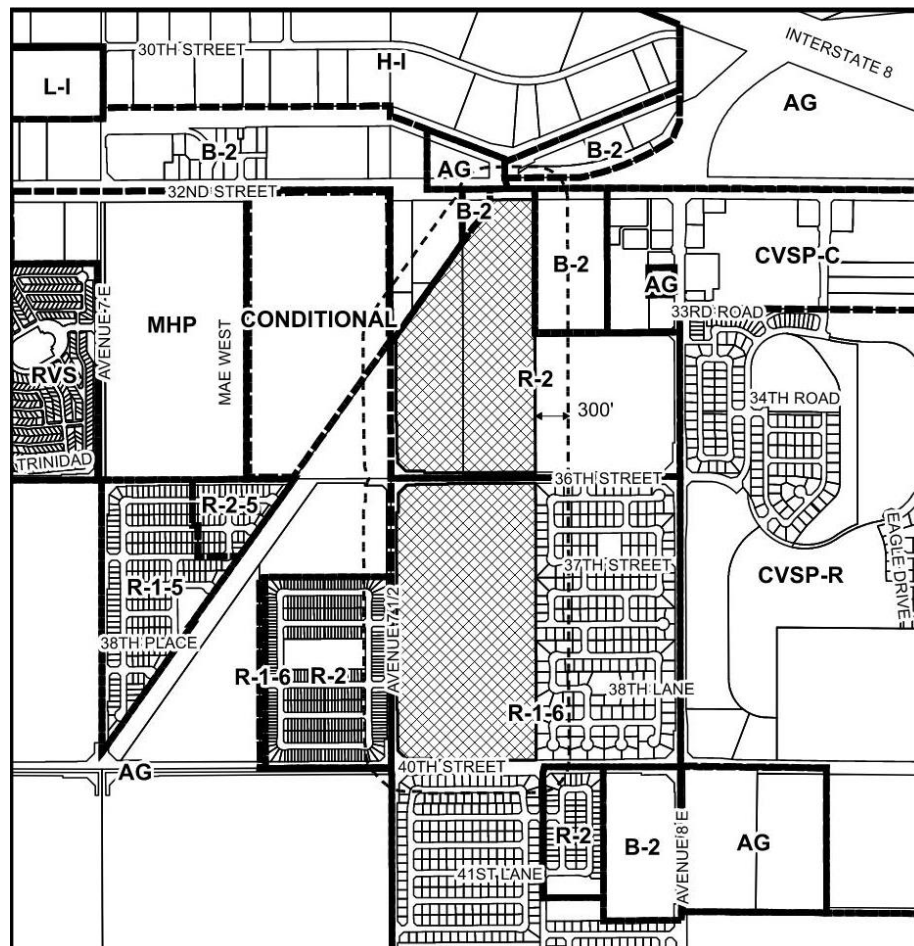
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: RICHARD MUNGUIA

Hearing Date: February 22, 2021 **Case Number:** SUBD-33293-2020

Project Description/Location: This is a request by Colvin Engineering, Inc., on behalf of Santana 142 RE Holdings, LLC, for approval of the preliminary plat for the Santana Subdivision, Units 1-4, proposed to be divided into 461 residential lots ranging in size from 6,102 square feet to 21,173 square feet. The property is located at the southeast corners of Avenue 7 ½ E and 36th Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Low Density Residential / Medium Density Residential (R-1-6/R-2)	Undeveloped	Low Density Residential / Medium Density Residential
North	General Commercial (B-2)	Undeveloped	Commercial
South	Low Density Residential (R--1-6)	Single Family Residences	Low Density Residential
East	Low Density Residential / Medium Density Residential (R-1-6/R-2)	Single Family Residences/Undeveloped	Low Density Residential / Medium Density Residential
West	Agriculture / Medium Density Residential (AG/R-2)	Undeveloped/Single Family Residences	Mixed Use / Medium Density Residential

Location Map



Prior site actions: Annexation: Ordinance #O99-29 (July 3, 1999); Rezone: Ordinance #O2005-79 (September 21, 2005), Ordinance #O2006-028 (April 19, 2006), Ordinance #O2006-31 (June 7, 2006).

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Santana Subdivision, Units 1-4, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-33293-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of Santana Subdivision, Units 1-4, which includes 461 lots ranging in size from 6,102 square feet to 21,173 square feet for the property located at the southeast corners of Avenue 7 ½ E and 36th Street, subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject properties were annexed into the City of Yuma on July 3, 1999 and rezoned to the Low Density Residential (R-1-6) District in 2005 and 2006, and rezoned to the Medium Density Residential (R-2) District in 2006. The subject properties are currently undeveloped and are intended to be Santana Subdivision, Units 1-4.

The subject property consists of approximately 130.74 acres. This subdivision will be developed with frontage along Avenue 7½ E, and 40th Street. The applicant is proposing to develop the area with 258 single-family homes under the Low Density Residential (R-1-6) District and 203 single-family homes under the Medium Density Residential (R-2) District.

In the Low Density Residential (R-1-6) District, the lot sizes will range from 8,070 square feet to 21,173 square feet. In the Medium Density Residential (R-2) District, the lot sizes will range from 6,102 to 13,549 square feet.

Both districts have similar development standards:

1. The maximum lot coverage in both districts shall be 35% of the lot area;
2. A minimum front yard setback of twenty feet;
3. A minimum side yard setback shall be seven feet;
4. A minimum rear yard setback of ten feet;
5. A minimum street side yard setback of ten feet.

With this development Staff will be requiring that a Municipal Improvement District (MID) be established for the maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance of any residential building permits.

1. Does the subdivision comply with the zoning code and the zoning district development standards?
Yes.

2. Does the subdivision comply with the subdivision code requirements?

Standard	Subdivision						Conforms				
Lot Size	Minimum:	6,102			Maximum:	21,173		Yes	X	No	
Lot Depth	Minimum:	100			Maximum:	229.68		Yes	X	No	
Lot Width/Frontage	Minimum:	50			Maximum:	75		Yes	X	No	
Setbacks	Front:	20		Rear:	10		Side:	7	Yes	X	No
District Size	130.74	Acres						Yes	X	No	
Density	5.0	Dwelling units per acre						Yes	X	No	
Issues: None											
Requirements		Conforms									
General Principles		Yes	X	No		N/A					
Streets		Conforms									
Circulation		Yes	X	No		N/A					
Arterial Streets		Yes	X	No		N/A					
Existing Streets		Yes		No		N/A	X				
Cul-de-sacs		Yes		No		N/A	X				
Half Streets		Yes		No		N/A	X				
Stub Streets		Yes	X	No		N/A					
Intersections		Yes	X	No		N/A					
Easements		Yes	X	No		N/A					
Dimensional Standards		Yes	X	No		N/A					
Issues: None											
Blocks		Conforms									
Length		Yes	X	No		N/A					
Irregular Shape		Yes		No		N/A	X				
Orientation to Arterials		Yes		No		N/A	X				
Business or Industrial		Yes		No		N/A	X				
Issues: None											
Lots		Conforms									
Minimum Width		Yes	X	No		N/A					
Length and Width Ratio		Yes	X	No		N/A					
Fronting on Arterials		Yes		No		N/A	X				
Double Frontage		Yes		No		N/A	X				
Side Lot Lines		Yes	X	No		N/A					
Corner Lots		Yes	X	No		N/A					
Building Sites		Yes	X	No		N/A					
Street Frontage		Yes	X	No		N/A					
Issues: None											

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Land Use Element:											
Land Use Designation:		Low Density Residential / Medium Density Residential									
Issues:		None									
Historic District:	Brinley Avenue			Century Heights			Main Street			None	X
Historic Buildings on Site:		Yes		No	X						
Transportation Element:											

FACILITY PLANS													
TRANSPORTATION MASTER PLAN		Planned		Existing		Gateway		Scenic		Hazard		Truck	
Avenue 7 ½E		40 FT H/W ROW		50 FT H/W ROW									
40 th Street		40 FT H/W ROW		50 FT H/W ROW									
Bicycle Facilities Master Plan		E 32 nd Street: Existing Bike Path											
YCAT Transit System		N/A											
Issues:		None											
Parks, Recreation and Open Space Element:													
Parks and Recreation Facility Plan													
Neighborhood Park:		Existing: Saguaro Park				Future: Saguaro Park							
Community Park:		Existing: None				Future: None							
Linear Park:		Existing: None				Future: A Canal Linear Park							
Issues:		Minimal access to nearby facilities.											
Housing Element:													
Special Need Household:		N/A											
Issues:		None											
Redevelopment Element:													
Planned Redevelopment Area:		N/A											
Adopted Redevelopment Plan:		North End:				Carver Park:				None:		X	
Conforms:		Yes		X		No							
Conservation, Energy & Environmental Element:													
Impact on Air or Water Resources		Yes				No		X					
Renewable Energy Source		Yes				No		X					
Issues:		None											
Public Services Element:													
<u>Population Impacts</u> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		Dwellings & Type		Projected Population		Police Impact		Water Consumption		Wastewater Generation			
		<i>Single Family</i>											
		Proposed	Per Unit			Officers			GPD	AF	GPD		
		461	2.8	1291		2.44	387,240		433.8	129,080			
Fire Facilities Plan:		Existing: Fire Station No. 5				Future: Fire Station No. 7							
Water Facility Plan:		Source:	City	X	Private	Connection		20" PVC @ E 32 nd Street					
Sewer Facility Plan:		Treatment:	City	X	Septic	Private		12" PVC @ E 36 th Street					
Issues:		Water and sewer lines will need to be extended to provide services for the future development.											
Safety Element:													
Flood Plain Designation:		Flood Zone X		Liquefaction Hazard Area:				Yes		No		X	
Issues:		None											
Growth Area Element:													
Growth Area:		Araby Rd & Interstate 8		Arizona Ave & 16 th St				Avenue B & 32 nd St.					
		North End		Pacific Ave & 8 th St		Estancia		None		X			
Issues:		None											

Public Comments Received:

Name:	Travis Mitchell			Contact Information:	greenled@yayyou.com					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
<p>At this point the main gist of my concern is about the flow of and the amount of traffic along the stretch of 40th St behind me that has no sidewalks or bike lanes, and how many people (especially children) are riding bikes or walking on the pavement already... on top of the large amount of speeding and seemingly reckless drivers (which YPD seems to be trying to patrol more now at least).</p>										

External Agency Comments:

See Attachment D

Neighborhood Meeting Comments:

No Meeting Required.

Proposed conditions delivered to applicant on:

February 3, 2021

Final staff report delivered to applicant on:

February 8, 2021

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: February 3, 2021
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Agency Comments	Aerial Photo

Prepared By:
Richard Munguia
Senior Planner



Date: Feb 10 2021

Richard.Munguia@YumaAZ.gov (928)373-5000, x1234

Approved By:
Alyssa Linville,
Assistant Director Community Development



Date: 02/11/2021

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Agustin Cruz, Senior Civil Engineer (928) 373-5182:

6. Owner/developer shall dedicate to the City of Yuma, via plat, the required right-of-way to obtain a nominal 80 feet of total right-of-way along 36th Street, as required for collector streets as called out in the City of Yuma Transportation Master Plan and in the City of Yuma Construction Standards.
7. Owner/developer shall dedicate to the City of Yuma, via plat, the required right-of-way to obtain a nominal 40 feet east half-width right-of-way along Avenue 7 ½ E, as required for a collector street as called out in the City of Yuma Transportation Master Plan and in the City of Yuma Construction Standards.
8. Owner/developer shall dedicate to the City of Yuma, via plat, the required right-of-way to obtain a nominal 50 feet north half-width right-of-way along 40th Street, as required for minor arterial streets as called out in the City of Yuma Transportation Master Plan and in the City of Yuma Construction Standards.
9. Owner/developer shall dedicate to the City of Yuma, via plat, all required corner visibility triangles in all major and local street intersections as specified in City of Yuma Construction Standard 3-005 (dimensions of corner triangle vary depending on type of intersection).

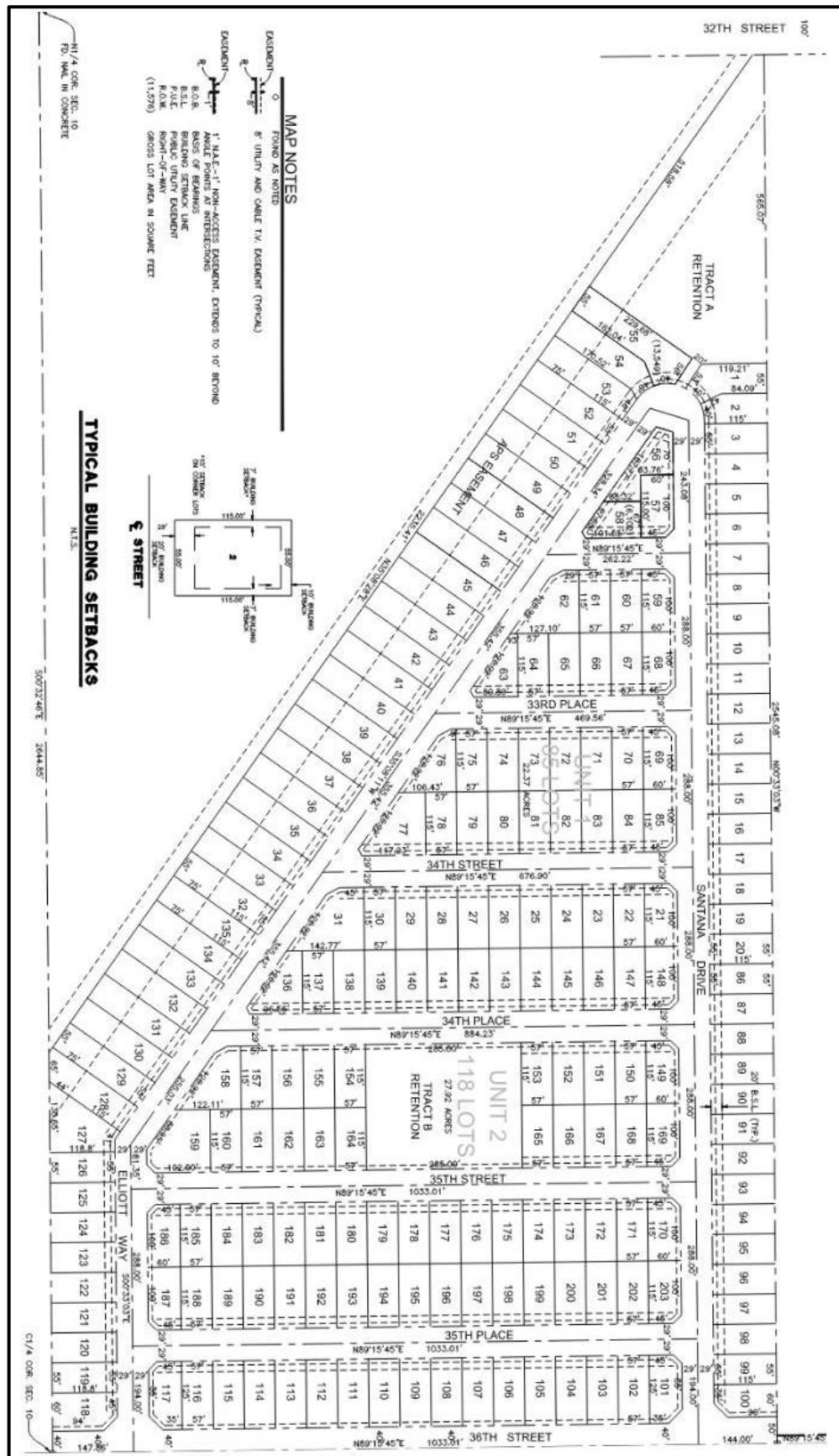
10. Owner/developer shall dedicate to the City of Yuma, via plat, additional right-of-way for turn lanes, as specified in City of Yuma Construction Standard 2-050. This includes turn lanes at point of entrances to the subdivision.
11. Owner/developer shall dedicate to the City of Yuma a 1-foot non-access easement along all collector and minor arterial street frontages, as well as across all corner triangles in conformance with City of Yuma Construction Standard 2-096.
12. All exterior fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along the BOR/Yuma Mesa Water Users canals right of way. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

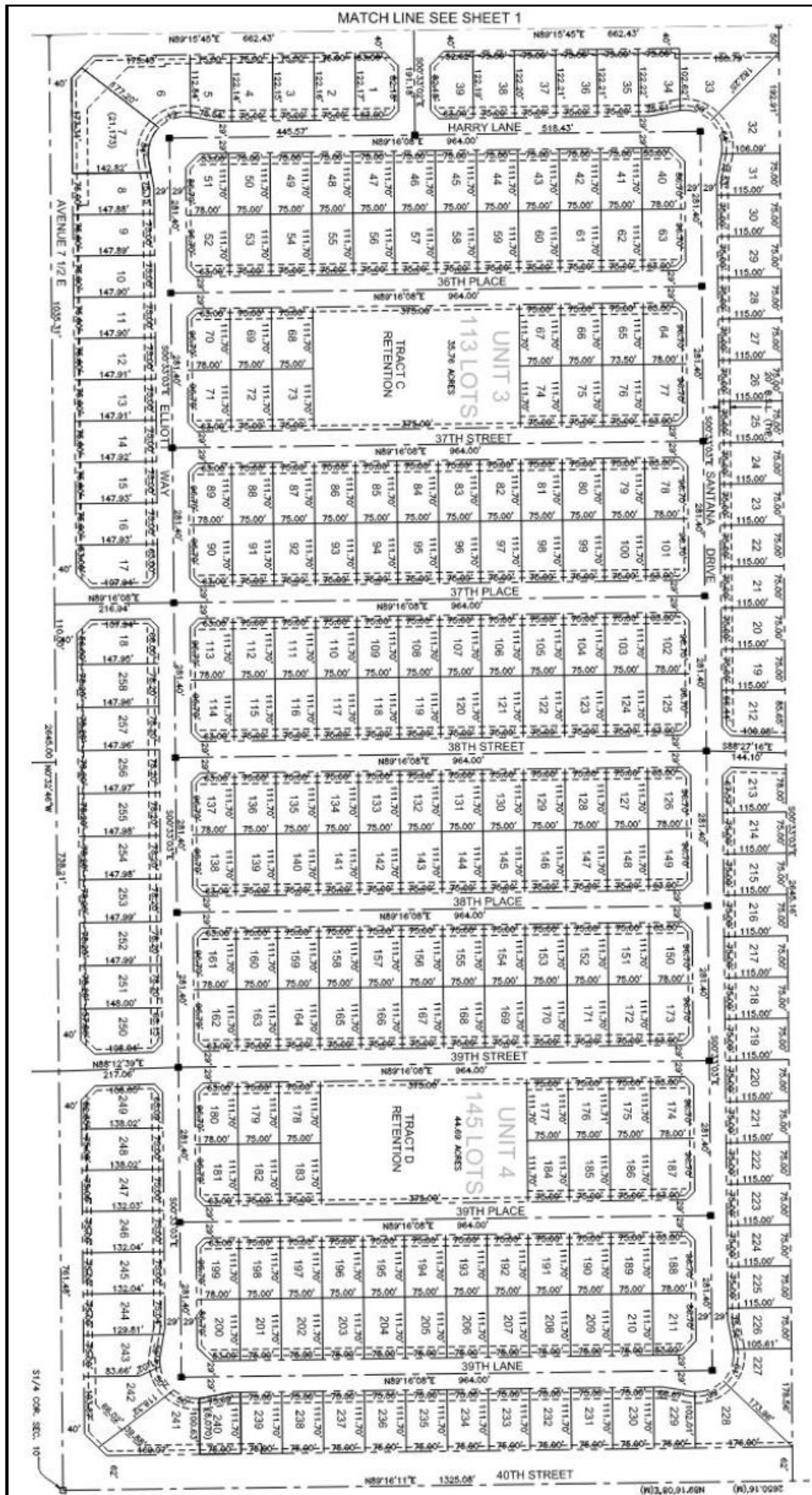
Community Planning Conditions: Richard Munguia, Senior Planner, (928) 373-5000, x3070

13. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
PRELIMINARY PLAT MAP





ATTACHMENT C
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 01/29/2021
- **300' Vicinity Mailing:** 01/04/2021
- **34 Commenting/Reviewing Agencies noticed:** 01/07/2021
- **Site Posted on:** 02/12/2021
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 02/22/2021
- **Comments due:** 01/18/2021

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	X	01/12/2021	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	X	01/12/2021	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	X	01/19/2021		X	X
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	X	01/13/2021			X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	X	01/14/2021		X	
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
AGENCY COMMENTS

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

☐ Condition(s) ☐ No Condition(s) ☒ Comment

Enter conditions here: ensure proper fire department access is indicated at plan review submittal

DATE: 1/13/21 NAME: Kayla Franklin TITLE: Fire Marshal
CITY DEPT: Fire
PHONE: 928-373-4865
RETURN TO: Richard Munguia
Richard.Munguia@YumaAZ.gov

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

☒ Condition(s) ☐ No Condition(s) ☐ Comment

Enter conditions here: MCAS has reviewed the request for APNs 197-10-007/9 for approximately 128.74 acres. The subject parcels are located under a known flight path, it is requested that an Avigation Easement be recorded that recognizes the noise, interference, or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma / Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded easement to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.

DATE: 14 Jan 2021 NAME: Antonio Martinez TITLE: Community Liaison Specialist
CITY DEPT: MCAS Yuma
PHONE: 928-269-2103
RETURN TO: Richard Munguia
Richard.Munguia@YumaAZ.gov

☒ COMMENT ☐ NO COMMENT

Enter comments below:

Please be aware that both site maps attached had incorrect compass directional information. The APS easement currently shown on the site map is incorrect and should be shown as Western Area Power Administration (WAPA). WAPA has an easement recorded in Docket 1298, pages 912-921, whereas, as recited on page 916, paragraph 1 of LIMITATION OF USE, certain improvements are restricted. These restrictions impact Tract A (retention basin), Lots 32 thru 55, inclusive and Lots 127 thru 135, inclusive. Prior to any construction activity the Landowner and/or their representative must contact WAPA-DSW Region-Lands Department for concurrence of their construction activity within WAPA's easement.

DATE: 1/19/21 NAME: Dennis Patane TITLE: Realty Technician
AGENCY: Western Area Power Administration
PHONE: 602 605-2713
RETURN TO: Richard Munguia
Richard.Munguia@YumaAZ.gov

ATTACHMENT G
AERIAL PHOTO

